

45-07-01-179-001.000-004

Adams, Melvin

405 TOMPKINS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2532

1/2

General Information

Parcel Number 45-07-01-179-001.000-004
Local Parcel Number 001-25-45-0281-0001

Tax ID:

Routing Number

J45-281

Property Class 510

1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake

Township CALUMET TOWNSHIP

District 004 (Local 004 ) Gary Corp - Calumet Twp - Gary Sc

School Corp 4690 GARY COMMUNITY

Neighborhood 2532-004 Neighborhood- 2532

Section/Plat

Location Address (1) 405 TOMPKINS ST GARY, IN 46406

Zoning

Subdivision

Lot

Market Model 2532-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Adams, Melvin 405 Tompkins ST Gary, IN 46406

Legal

LESHWOOD-ON-WEST-FIFTH ADD. ALL LOT 45



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/17/2011 to 01/01/1900.

Notes

9/11/2019 RYR2-20: Corrected garage from fair to very poor. 2532-6

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year (2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector 05/13/2019 Matthew Ingram

Appraiser 07/17/2019 Alexia Bourdeaux

Total Value \$4,500

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	108 - Bungalow
<b>Finished Area</b>	720 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Stoop, Masonry	18	\$1,500

**Plumbing**

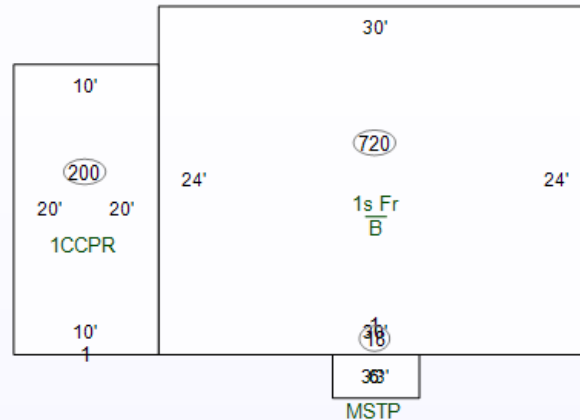
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
--------------------	--------------	--------------

**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	720	720	\$63,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	720	0	\$22,400	
Crawl				
Slab				

**Total Base** \$86,000

**Adjustments 1 Row Type Adj. x 1.00** \$86,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$86,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,500	\$87,500
Garages (+) 200 sqft	\$3,400	\$90,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$85,082</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+2	1942	1942	80 F		1.04		1,440 sqft	\$85,082	65%	\$29,780	0%	100%	1.000	0.8500	\$25,300
2: Detached Garage R 01	100%	1	Wood Frame	D	1942	1942	80 VP	\$39.23	1.04	\$32.64	16'x21'	\$10,967	95%	\$550	0%	100%	1.000	0.8500	\$500